

SNAPSHOT of HOME Program Performance--As of 06/30/11
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Anderson**

State: **IN**

PJ's Total HOME Allocation Received: **\$7,829,060**

PJ's Size Grouping*: **C**

PJ Since (FY): **1994**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:				PJs in State:	12		
% of Funds Committed	99.14 %	95.10 %	1	92.63 %	97	98	
% of Funds Disbursed	94.98 %	89.54 %	1	86.67 %	91	94	
Leveraging Ratio for Rental Activities	5.6	3.89	1	5.03	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	93.83 %	1	88.14 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	93.50 %	83.68 %	2	76.19 %	83	86	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	86.43 %	83.78 %	4	81.48 %	53	57	
% of 0-30% AMI Renters to All Renters***	57.86 %	47.70 %	5	45.62 %	66	72	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	99.62 %	1	96.17 %	100	100	
Overall Ranking:			In State:	2 / 12	Nationally:	94 95	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$35,533	\$18,792		\$28,750	140 Units	73.70 %	
Homebuyer Unit	\$50,285	\$15,340		\$15,714	46 Units	24.20 %	
Homeowner-Rehab Unit	\$15,736	\$15,395		\$21,140	2 Units	1.10 %	
TBRA Unit	\$3,474	\$2,120		\$3,230	2 Units	1.10 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (287 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Anderson IN

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$48,758	\$68,964	\$25,625
State:*	\$75,246	\$77,361	\$19,717
National:**	\$103,194	\$78,960	\$24,147

CHDO Operating Expenses:
(% of allocation)

PJ:	1.1 %
National Avg:	1.2 %

R.S. Means Cost Index: 0.91

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	52.9	19.6	50.0	50.0
Black/African American:	42.9	80.4	50.0	50.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.7	0.0	0.0	0.0
Asian/Pacific Islander:	0.7	0.0	0.0	0.0

ETHNICITY:

Hispanic	2.9	0.0	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	31.4	13.0	50.0	50.0
2 Persons:	15.7	19.6	50.0	50.0
3 Persons:	20.7	23.9	0.0	0.0
4 Persons:	26.4	30.4	0.0	0.0
5 Persons:	4.3	8.7	0.0	0.0
6 Persons:	0.7	4.3	0.0	0.0
7 Persons:	0.7	0.0	0.0	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	32.1	34.8	50.0	50.0
Elderly:	10.7	2.2	50.0	0.0
Related/Single Parent:	43.6	41.3	0.0	50.0
Related/Two Parent:	12.1	19.6	0.0	0.0
Other:	1.4	2.2	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	40.7	2.2 [#]
HOME TBRA:	0.0	
Other:	1.4	
No Assistance:	57.9	

of Section 504 Compliant Units / Completed Units Since 2001 40

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Anderson State: IN Group Rank: 94
 (Percentile)
 State Rank: 2 / 12 PJs Overall Rank: 95
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 85.50%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 60.40%	93.5	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	86.43	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.15%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.980	0.42	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2006 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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